



Jim Doyle, Governor
Mary P. Burke, Secretary

Wisconsin Department of Commerce, Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work

The Bureau of PECFA is seeking competitive bids to perform remedial services for a petroleum release from a regulated petroleum product storage tank system. This bid is for a specified work scope. The site upon which bids are being solicited is:

Bid Round: 43
Comm #: 53704-5026-52
BRRTS #: 03-13-000464
Site Name: Tom's Auto Clinic
Site Address: 2652 E Washington Ave, Madison, 53704
Site Manager: Wendell Wojner
Address: 3911 Fish Hatchery Rd
City, State Zip: Fitchburg, WI 53711-5367
Phone: 608-275-3297
e-mail: <mailto:wendell.wojner@wisconsin.gov>
Bid Manager: Jon Heberer
Address: 201 W Washington Ave
City, State Zip: Madison, Wisconsin 53708-8044
Phone: (608) 261-5405
e-mail: <mailto:jon.heberer@wisconsin.gov>

Bid-Start Date:	May 15, 2006
Questions must be received by (See Section 2 (B)):	May 29, 2006, 4:00 PM
Responses will be posted by (See Section 2 (B)):	June 16, 2006
Bid-End Date and Time:	June 30, 2006, 4:00 PM

The case file, including report(s) and other pertinent information upon which bids are being sought, are available for review at the Site Manager's location listed above. Please contact the Site Manager for an appointment to review the file.

Copies of report(s) and other pertinent information are available for purchase at the location listed below. If pertinent information is not available, please contact the Site Manager.

Action Legal-Madison, 1 E Main, Madison, WI 53703

Phone: (608) 663-1041

Fax: (608) 663-1045

SECTION 2 – Site-Specific Bid Requirements

A) Bid Manager Comments

1) General Comments:

This site is a former gas station. Petroleum contamination was found in April 1990 during an excavation of five USTs: 500 gallon waste oil, one 2,000 gallon diesel, one 3,000 gallon leaded gasoline, one 3,000 unleaded and one 4,000 gallon unleaded gasoline tanks. An automotive repair shop is currently at the location. No tanks are currently on site. There are no potable wells within 1000 feet (ft).

The groundwater flows predominantly south varying southwest (on 3/31/2000) to east (on 4/05/2005) and the water table is at 9 ft to 15 ft below ground surface (bgs). Soils encountered within 6 ft of surface consist of clay and silt and below that is underlain by silty sand. Total depth of monitoring wells range from 18 to 37.5 ft. bgs. Bedrock was not encountered.

A total of 50 cubic yards of petroleum contaminated soil was removed during the April 1990 excavation of the two tank beds and replaced with clean fill. The condition of the tanks was unknown. Significant soil contamination was found beneath the end of the unleaded 3,000 gallon tank. A soil gas survey done in June 1990 revealed significant volatile organic compounds in soil (within 5 ft bgs) along the utility corridor and near expansion joints in the concrete driveway. The consultant attributed this to possible run off from over filling tanks. In late 1990, five monitoring wells MW-1S, MW-1D, MW-2, MW-3 and MW-4 were installed. Groundwater samples taken from monitoring wells MW-1S and MW-3 exceeded NR140 Enforcement Standard for benzene. Free product was found in MW-4 and was bailed through 1991, but the amount recovered is not known. No work was done between 1992 and mid 1999.

By the end of 2000, 17 soil borings had defined the extent of the plume. Monitoring well MW-5 was installed and despite fluctuation of free product thickness, benzene concentrations appear stable; however, other PVOC concentrations have increased. They pumped free product from monitoring wells MW-2, MW-4 and MW-5 in 2001 and 2002. Between July 2001 and October 2004, they recovered 240 gallons free product combined with contaminated water by means of bailing and pumping. Natural attenuation parameters (such as dissolved oxygen, nitrate, manganese, iron, and sulfate) were analyzed in 1999 and 2000, but not monitored since that time.

2) Minimum Remedial Requirements:

Excavate petroleum contaminated soil and backfill with clean soil, a minimum of 600 tons to address the free product source in the area of MW-4, MW-5, and the former pump island location depicted in attached map. The excavation shall include soil surrounding soil borings GP-A, GP-B, and GP-K. Include cost for utility lateral lines. The excavation shall extend to the water table in all areas listed above (defined by the borings). Confirmation samples in the excavation base and sidewall must be collected in accordance with WDNR guidelines. Soil samples must be analyzed for PVOCs and naphthalene.

The bid response shall include the minimum volume or mass of soil to be removed, treated and/or disposed and a description and drawing depicting the aerial extent and depth of the excavation.

An existing canopy structure remains over the area of MW-5 and the former pump island. The site owner wishes this canopy to remain in place so considerations will have to be made to not threaten the structural stability of the unit.

Asphalt and sub-grade replacement will be a new PECFA-eligible activity per Comm 47. Therefore, this bid project will include costs to repair the asphalt and sub-grade after the remedial excavation to pre-excavation conditions as much as possible. Following excavation activities replace the asphalt removed with an equivalent asphalt cover. For the purposes of the bid, bidders shall assume replacing an area of 1,000 square ft. On page two of the bid response, bidders shall provide contingency unit rates (commodity costs only) in the event more or less asphalt is replaced.

If monitoring wells MW-4 and MW-5 are to be damaged or lost as a result of the excavation activities, they should be properly abandoned and replaced after the soil removal action.

Conduct groundwater-monitoring events at monitoring wells MW-2, MW-3, MW-4, and MW-5 semi-annually for 2 years. Analyze groundwater for petroleum volatile organic compounds (PVOCs) and naphthalene in these four wells. Groundwater monitoring shall be conducted for 2 years and shall follow the protocol of the following table:

Wells	Sample annually	semi-	Final Round	Sampling
MW2, MW3, MW4, MW5	PVOCs naphthalene	+	RNA Parameters*	

* Remediation by Natural Attenuation parameters. Bidders should follow the recommended RNA parameter list found on TABLE 3-1 of the Wisconsin Department of Natural Resources *Interim Guidance on Natural Attenuation for Petroleum Releases*, PUB-RR-614, October, 1999.

Groundwater samples shall be collected from all of the designated monitoring wells. Measure water levels in these wells. In the event that free product is encountered, measure the free product thickness and remove free product using hand bailing, if appropriate. Groundwater monitoring can coincide with free product recovery if groundwater monitoring is immediately conducted after free product is removed from the well. Natural attenuation (NA) parameters must be sampled for in all monitoring wells including MW-1 in the final round. All contaminated material generated at this site as part of the bid scope of work must be properly stored and disposed/treated in accordance with State regulations. In the event that free product thickness does not decrease or that contaminant concentrations are not stable to decreasing after 2 years, the winning bidder shall evaluate contaminant source control alternatives.

Completion of SOW / Closure Submittal

While this bid is not a bid to closure, there is a possibility of attaining closure at the conclusion of the scope of work (SOW) conducted under this bid. If upon completion of the SOW discussed above closure is appropriate, a recommendation for closure should be provided in the final summary report. If the WDNR project manager concurs and if Commerce approves bid cost, prepare and submit closure information for closure consideration by the WDNR and provide a copy to Commerce. The closure request submittal for this site shall follow the updated closure request form as described on the DNR web page at www.dnr.state.wi.us/org/aw/rr. For the purposes of the bid, bidders should include all closure-related costs including, but not limited to final well abandonment costs, closure form and narrative, GIS packet, deed restriction and maintenance plan in their bid. On page two of the bid response, provide a separate line item that provides the amount of the total bid cost that is associated with the closure-related costs. If closure is approved by the DNR for the site, then abandon monitoring wells and provide documentation.

On page 2 of the bid response provide a tabulation of total bid costs. The initial cost cap will be based on the on the total bid amount not including contingency costs, closure request costs and monitoring well abandonment costs. Subsequent cost caps may be determined following the successful completion of activities under the initial cost cap. Approval shall be obtained through a request to Commerce. A copy of request shall be provided to the DNR Project Manager. The subsequent cost cap will be determined using the values provided on page 2 of the bid response. The subsequent cost cap amount may then be adjusted up or down based on the outcome of the remedial activities.

Bidders shall provide costs for items in the table on the 2rd Page of the Bid Response. If a completed 2rd Page is not included with the Bid Response, the Bid Response will be determined to be non-responsive. The winning bidder will not be allowed to move costs between the scope of work items without prior Commerce approval.

Reporting

Upon completion of excavation, a detailed report documenting these activities shall be submitted to WDNR and Commerce. A brief groundwater monitoring report, which will include updated groundwater monitoring tables, groundwater measurements, groundwater contour maps, groundwater contamination extent maps and cumulative free product check and removal documentation, is to be submitted within 45 days of the receipt of the laboratory data for each event. The data shall be submitted in paper form, and in an Excel spreadsheet on computer media such as a cd or diskette.

In addition, the consulting firm holding the contract is directed to follow the following reporting requirements in Comm 47.70 (1) (a).

Within 60 days of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within 45 days of signing a contract. There are

specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there maybe additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.
3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

Claim Submittal

A claim must be submitted to Commerce at the following points:

within 60 days of submitting the report for the excavation.

Within 60 days of the annual groundwater monitoring reports

If applicable, within 90 days of the DNR closure letter.

If a claim is not submitted by the deadline described above, interest costs from the date the report is submitted to the date the claim is receive will not be reimbursed to the claimant. Claim preparation costs must be included in the bid amounts and is considered within the reimbursement cap.

3) Reporting Timeframes:

Within *60 days* of the Commerce notification of the maximum reimbursement amount, the responsible party (RP) must execute a written contract with one of the firms that submitted a bid. Failure to execute the written contract within this time will result in ineligibility of interest expenses incurred from the date of the reimbursement cap letter until a contract is executed and work commences at the site. Work must commence within *45 days* of signing a contract. There are specific reporting requirements in Comm 47.70 to monitor the progress of activities at each bid site and there maybe additional reporting requirements outlined above. The consulting firm that is contracted to complete the scope of work is required to report the progress of this site to Commerce electronically on the web site at each of the following points:

1. Within fourteen days of executing or terminating a contract with the RP.
2. Three months after entering into the contract with the RP.

3. Twelve months after beginning the work in the successful bid, unless the project is completed before that time (point 6 applies).
4. Twelve months after submitting the previous report (point 3), unless the project is completed before that time (point 6 applies).
5. No later than 10 days after encountering a change in circumstances (the list of circumstances is in Comm 47.70 (3)).
6. No later than 30 days after completing the work.
7. As directed by Commerce.

If Commerce determines that the consulting firm is failing to make adequate progress to complete the scope of work, Commerce will notify the RP and may reduce the reimbursement to accurately reflect the work completed.

4) Claim Submittal:

A claim must be submitted to Commerce within 120 days of submitting the report described in *Reporting Timeframe, point #6*. If a claim is not submitted by the deadline described above, interest costs from the date the report (point #6) is submitted to the date the claim is received will not be reimbursed to the claimant. Claim preparation costs must be included in the Total Bid Amount and is considered within the reimbursement cap.

B) Questions and Answers

Questions, answers and interpretations will be considered an amendment of this solicitation. All questions must be submitted in writing (fax and electronic mail submittals are acceptable) to the Bid Manager identified in Section 1 of this solicitation. All answers and interpretations shall be in writing from the Bid Manager. Neither the PECFA program nor Commerce shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid End Date. No further questions will be addressed after the deadline for submitting questions identified in Section 1.

SECTION 3 - Conditions of Bid

The successful bidder will be the entity that complies with all provisions of the bid and provides the lowest total cost, excluding interest, for the site-specific bid requirements described in Section 2. In preparing the bid, the bidder must assume compliance with all applicable codes, including, but not limited to, §Comm 46, §Comm 47, and §NR 700 Wis. Admin. Codes.

The bid Commerce selects to determine the least costly method of remedial action will be the least costly qualified bid. Commerce will rank the bids solely on the basis of cost. Evaluation of bids will continue until the least costly qualified bid is identified. Submittals from an individual or firm during their period of disqualification from bidding, submittals received late and for submittals without a certified commitment (performance assurance and/or signature) will not be considered as bids. Commerce may disqualify a bid for the following reasons:

- Requirements of the bid specifications have not been met.
- The remedial strategy is not appropriate to the geologic setting.

- A Total Bid Amount is insufficient to fund the activities described in the bid specifications.

Commerce reserves the right to reject any and all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the agency with jurisdiction (Natural Resources or Commerce).

The bidder Commerce intends to select may be required to provide input to and attend a meeting with the PECFA program and the claimant to explain the bid and remedial approach.

If a bid is disqualified, Commerce will provide written notification to any individual or firm that submitted a disqualified bid. The notification shall specify the reasons for the disqualification, and inform the individual or firm of their right to protest or appeal the decision. If a bid is more costly than the bid Commerce intends to select, the bid will not be reviewed.

The *Notice of Intent* will identify the least costly bid, disqualified bid(s) and bid(s) not reviewed. The *Notice of Intent* will be sent to the RP and will be posted on PECFA's Internet Web site.

SECTION 4 - Instructions to Bidders

Between the bid start and end dates, bidders shall not discuss or attempt to negotiate any aspects of the bid with the RP, other potential bidders or program staff without prior approval of the Bid Manager identified in Section 1. Infractions will result in rejection of the violator's bid and may result in a formal complaint being filed with the Department of Regulation and Licensing.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Bid Manager. If the Bid Manager is not able to arrange site access, this will not delay the bid process nor negate the comparison and selection from among the bids submitted. All costs associated with a site visit or preparation of a bid will be the bidder's responsibility.

The Bidding Process must conform to the following:

1. The Bid Response shall address all the site-specific bid requirements identified in Section 2.
2. The total bid amount to accomplish the stated goal must include all fees, reporting costs, pre- and post-closure costs and costs for establishing restrictions or institutional controls, when applicable (interest costs are excluded).
3. The submittal must include a copy of the Bid Response document signed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. The appropriate registration number of the professional license must be included. Registration requirements are listed in Comm 5.
4. Bids *cannot* be faxed directly to the program. Documents received by fax will not be considered.
5. Bids, amendments thereto or withdrawal requests must be received by 4 pm on the bid end date.

6. The consulting firm's name must be included and all pages of the Bid Response.
7. All costs must be printed (ink, typewritten or computer). Errors must be crossed out, corrections entered and initialed by the person signing the bid. Correction fluid is not allowed. No bid shall be altered or amended after the time specified for the bid end date.
8. Each bidder shall fully acquaint themselves with conditions relating to the scope and restrictions attending to the execution of the work under the conditions of this bid. The failure of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
9. All amendments to and interpretations of this bid shall be in writing from the Bid Manager. Neither Commerce nor the program shall be legally bound by any amendment or interpretation that is not in writing.
10. This bid is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this bid to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The bid may or may not be changed; however a review of such notification will be made prior to award.

SECTION 5 - Bidder Disqualification

Commerce may disqualify from public bidding any individual or firm that has committed any of the following (Comm 47.67 (1) (a)):

- 1) Failed to complete the scope of work within the reimbursement cost cap established through public bidding.
- 2) Failed to complete the scope of work in a bid in a timely manner.
- 3) Failed to follow DNR rules on the bid project.
- 4) Received one or more notices from Commerce under s. Comm 47.62 (2) that assess the financial management of an investigation as unacceptable.
- 5) In any prior occurrence that has been publicly bid, failed to do either of the following:
 - a. Pay subcontractors after receiving payment for them.
 - b. Obtain lien waivers on or before the date of the final payment by the RP or the PECFA program, from all subcontractors paid under subd. 5. a.
- 6) Failed to execute a contract with the RP as required in s. Comm 47.69 (1).
- 7) Failed to commence work within 45 days after executing a contract, as required in s. Comm 47.69 (3).

Commerce may disqualify any individual or firm from performing further work on a project if the individual or firm has not completed any of the six reporting points required in Comm 47.70 and outlined in Section 2 of this bid document. Commerce will review and address the issue as stated in Comm 47.70 (4).

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME:
COMMERCE #:
BRRTS #:

Submit Bid Response To: Cathy Voges
Public Bid Response
Department of Commerce PECFA Bureau
201 W Washington Ave, Madison WI 53703-2790 or
PO Box 8044, Madison WI 53708-8044

Consulting Firm Name: _____

Address: _____

Telephone: () - _____

Fax Number: () - _____

E-mail Address: _____

Bidder (check one that applies):

<input type="checkbox"/>	Professional Engineer	License # _____
<input type="checkbox"/>	Professional Geologist	License # _____
<input type="checkbox"/>	Hydrologist	License # _____
<input type="checkbox"/>	Soil Scientist	License # _____



Use this box to certify (by marking with a check or X) a commitment to complete the work described in the bid specifications in its entirety for the Total Bid Amount proposed above. Failure to provide this performance assurance will disqualify this bid response. Providing unsolicited qualifications and/or contingency statements in your bid submittal will disqualify the bid response.

Total Bid Amount: \$ _____

Print Name: _____

Title: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Signature: _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE
(2nd Page)

Department of Commerce PECFA Program

SITE NAME:
COMMERCE #:
BRRTS #:

Consulting Firm Name: _____

A bid will be considered to be non-complaint if the bid response does not include separate tabulation of cost for each activity.

1	Conduct free product removal (includes free product waste disposal)	\$ _____
2	Conduct pre-remedial groundwater monitoring for one year (includes all analytical costs).	\$ _____
3	Excavate and conduct confirmation sampling (includes all analytical costs).	\$ _____
4	Conduct post-remedial semi-annual groundwater monitoring for two years (includes all analytical costs).	\$ _____
5	Prepare semi-annual reports documenting completion of the bid work scope (including, but not limited to all documentation of all analytical results, free product thickness, free product volume removed, flow direction diagrams, and extent of contamination diagrams).	\$ _____
6	PECFA Claim Preparation	\$ _____
7	Total Bid Amount (sum) → also include on Page 1 of bid response	\$ _____
8	Contingency cost for additional free product/contaminated groundwater disposal (commodity cost only) (\$/gallon)	\$ _____
9	Contingency unit rate (commodity costs only) in the event more or less asphalt is replaced.	\$ _____
10	Contingency cost for all closure-related costs (lump sum), including but not limited to case summary and closeout form and report, GIS Registry requirements and appropriate notification to the public	\$ _____
11	Contingency cost for well abandonment	\$ _____